

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on March 20, 2018

minutes approved on 4/3/2018

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, March 20, 2018 at 7:00 p.m.

MEMBERS PRESENT: Mike Croteau - Chairman, Kimberly Queenan - Vice-Chairman Joe Blanchette - Clerk, Dennis Page, Tyler Perrin, Kate Stevens - Alternate

MEMBERS ABSENT:

ALSO PRESENT: Joan McKibben (P.B. Admin. Assistant), Jay Minkarah (Director Nashua Regional Planning Commission - NRPC, sitting in for Jen Czysz)

CALL TO ORDER

Mr. Croteau called the meeting to order at 7:00 p.m. and led the Board in the Pledge of Allegiance. Roll call of members.

Public Input: No Public input on non-agenda items.

1. S&L Projects, LLC - Tax Map 20 Lot 21, 496 Charles Bancroft Hwy.

The Chair read correspondence from the applicant due to comments from NHDOT that they need time to address the applicant would like to postpone to April 3, 2018.

Joe B. makes a MOTION to continue the above application to April 3, seconded by Tyler P. Motion passes 5-0-0.

2. An application by Mel's Funway Park, LLC for two non-residential site plans and one lot line adjustment. Owners of the properties are Joan M. Durocher Rev. Trust and Mel's Funway Park, LLC. Located at 443, 449, 450, 454 Charles Bancroft Hwy., Tax Map 20 Lots 14, 15, 16, & 17. Lot 14 is a proposed paintball facility, lot 15 & 17 for bumper boats and a kiddie amusement section. The Lot Line Adjustment is between lot 14 & 16.

Present for the application are: Attorney Andy Prolman, Engineers Tony Basso and Brent Cole from Keach-Nordstrom Assoc., Property owners, of Mel's Funway Park, Wayne Caufield and Michael Accomando also present property owner Joan Durocher.

Andy Prolman gave an overview of the proposed added facilities The paintball fields

would be open spring - fall 7 days a week, daytime only no lights they expect to be busier saturday and sunday. The lot line adjustment will square off the house lot on tax map 20 lot 16.

They expect to do modest renovations to the existing barn for point of sale, selling the paint balls, renting the markers and protective gear. Gear and paintballs will be stored there locked when not in use. Parking will be in front of the barn for the paintball participants.

On the west side of Rte. 3A they are proposing a bumper boat pool, mini-mels area with bounce houses and a gem dive, the driving range and booths for the range will be taken out.

The chair explains to the audience about plan acceptance does not mean plan approval. Abutters have been noticed and fees paid.

A MOTION to accept the application for the site plans and lot line adjustment was made by Joe B. and seconded by Kim Q. Motion passes 5-0-0

Regional Impact Andy Prolman does not see any regional impact to road, schools, etc. Chairman reads RSA 36:55 definition for regional impact.

Joe B. makes a MOTION that the project does not have regional impact. Tyler P. seconds the motion. Motion passes 5-0-0.

Brent Cole from Keach-Nordstrom comments further on the application.

The paintball area is 22 acres in the northern commercial district also in the aquifer and wetlands conservation district. The 24' paved drive will line up with the drive across 3A. The parking lot will be shielded by the tree line from 3A. Stormwater is being treated before it goes to the wetlands. There will be 10' high netting around the fields where there is not natural area to prevent the balls leaving the site. Also a 4' fence to indicate a 75' buffer from the residential area. The buffer will be a no cut area, and no entering the buffer. The 10' fence will encompass the front two fields.

Michael Accomando, co-owner, continued the description of the paintball operation. We will have a 10:00 a.m. opening time, with online reservations. Participants will fill out a waiver either online or in person. When the participants arrive they will be issued the protective gear, goggles, mask, helmet and the marker. They buy the paintballs at the site. They are assigned a referee for the day who stays with the group throughout the day. The referee goes over the rules before they go out to the field. If they come in for a break he/she goes over the rules again before they enter the field the second time. The markers that they issue are tuned to a velocity of 80-100' feet maximum. If the

person brings their own marker it will be calibrated to 80-100' feet. If it cannot be calibrated to that setting they can not use that marker.

This is geared to groups coming not individuals. There is one set price for a full day package. There will be picnic tables for lunch and breaks, the referee will stay with the group during this time. The area will close one hour before dusk.

There will be a manager on site and the director of operations for Mel's is over that person. There will be first aid stations on the site and the employees have walkie talkies and codes for emergencies. Several times a year Mike and Wayne (co-owners) meet with emergency officials from the town to go over emergency protocol.

Parking was discussed, there will be 40 parking spaces. They will not be holding tournaments. The owners have visited 6-10 paintball sites and a national show to see how things run.

On average the max. number of people per field is 20, unless they have a corporate event then they might combine fields.

There will be bathrooms on site. Planning next year to install a septic system with permanent bathrooms.

Andy Prolman: our next draft of the plan will show more detail.

There will be no Nightmare New England on this site.

Kim Q. has a question regarding ownership of the sites. All attractions will be owned by Wayne Caufield and Michael Accomando although they are under different corporate names.

Kim Q. questions the separate entrances and pedestrians crossing Route 3A.

Michael A. stresses they are trying to control the cross traffic they will have signage direction people to drive over if they want to go to the other facilities at Mel's.

They will to changing the driveway entrance on the west side to line up directly across from the east side drive to paintball.

The four waivers they will be asking for were briefly discussed.

They do have a stormwater manual and maintenance document.

On the west side (existing Mel's site) Map 20 Lot 15 & 17 they are planning bumper boats a kiddie area with bounce houses, kiddie bumper boat, and a gem dive.

They are removing the request for a 960 sq. ft. addition to the laser plex building.

L.C. Engineering is to review the plans for the town.

Public Input

Bob McDonough 442 Charles Bancroft Hwy. Has concerns about parking, Michael A. we have provisions for overflow parking.

Mr. McDonough feels it will be very noisy, and he feels his property will lose value.

Joanne Giles 439 Charles Bancroft Hwy.

Has noise concerns she was assured there would be no alcohol on the site. She lives next to one of the proposed fields.

Attorney Morgan Hollis representing Richard and Jill Charbonneau:

- They take exception to the plan being accepted by the Board because the plan is changing.
- The traffic impact study should be submitted before acceptance of the plan
- There are requirements what will the structures look like are there changes externally/internally to the structure?
- Fencing - what does it look like? We have heard reference to a snow fence but we don't know what it will look like, how is it to be installed? Is fencing temporary/permanent?
- Parking should be screened from the right of way, there is no landscaping plan in the plan set.
- Porta-potties are not allowed in the ordinance, we have not found that in the ordinance.
- Temporary overflow parking should be marked out, what type of surface, will that be screened.
- Parking calculations feels the Board has to take a close look at parking. After employees there would be 27 spaces when regs. say the minimum would be 39 spaces for the anticipated users.
- Field markings should be delineated on the plan. It would be helpful to the neighbors to put field markings out there so people could see generally where the fields would be.
- Description of picnic area. Dumpsters, trash receptacles are not shown on the plan.
- What is the noise impact, do you think you should have a noise study. There may be 100 paintball shooters, could they mitigate the noise. This is something the Board should consider.
- On the Mel's side of the site it is hard for us to evaluate where parking will be now that they are taking the building addition out of the equation. They are adding new attractions which will add new customers. Parking should be clear

from the start not have to come back to the Board if they don't have enough parking.

- Must show where Spooky World parks how does it interact with this site. Will it be a condition of this site that Spooky World does not park here? They need to identify where parking will be, is it a permitted use in this district?
- Rick Charbonneau mentions the Board needs to address where people are parking during Spooky World, the traffic and people walking down the road.

Holly DiMambro 24 Robyn Ave. - a direct abutter.

Summarizes her concerns from the letter that was sent in

Noise is a primary concern, not just from the guns but people yelling. Concern about the 10' fence, concern about the wetlands and introducing paint into the environment. She urges the Board to watch the video, she sent a link to the video in her letter.

Russ Federico 49 Robyn Ave.

Feels the land/woods will be degraded by the paint and people. He stated it is people playing war games, there will be noise.

Nick Rutherford 5 Colby Rd.

Concern about the fence and netting, he set his house back on the lot, how much is going to see. He has seen paintball places with graffiti everywhere. If the net is 75' and the ball goes 80 - 100' what does that do. I would be very interested to see where the net is going to be. Very concerned about the noise.

Carol McDonough 442 Charles Bancroft Hwy.

Feels she has put up with a lot of noise already.

The Chairman reads letters from the following in opposition:

Rhonda Cavers 4 Oak Drive

Wayne Laverdiere 2 Sybil Lane

Justin Croteau 6 Sybil Lane

Stacy and Kelly Smith 4 Sybil Lane

Danielle Riley Sybil Lane

Two letters in favor:

Samantha Radcliffe

David Celata 6 Whidden Lane

Andy P. We will try and address the concerns but may not meet all the concerns

because it is a conflict between residential and commercial. This is a permitted use.

Joe B. makes a MOTION to continue this application to May 1, 2018 at 7:00 p.m.

Seconded by Tyler P. Motion approved 5-0-0

There will be a site walk Saturday, April 14, 2018 at 9:00 a.m. meet at the Laser Plex parking lot at Mel's Funway.

Other Announcements

NRPC Commission meeting March 21

Annual NRPC Forum March 29 6 -8 pm Courtyard by Marriott, Nashua

Recreation Commission re: Darrah Pond and Planning Board March 27 at Town Hall

Conservation Commission March 28 7:00 at Town Hall

Approval of Minutes

Joe B. makes a MOTION to approve the **February 20** minutes. Kim Q. seconds the motion. Motion passes 5-0-0.

Joe B. makes a MOTION to approve the **March 6** minutes. Kim Q. seconds the motion. Motion passes 5-0-0.

Joe B. makes a MOTION to adjourn, Kim Q. seconds the motion. All in favor. Meeting adjourned at 9:43 p.m.

Minutes submitted by

J. McKibben